

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Site Plan

AFFECTED DISTRICT: 2

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: SP 10-2-09, Davie Shopping Center, 4701 South University Drive (B-2)

EXECUTIVE SUMMARY: The property is 12.36 acres in size and is located at the southwest corner of Griffin Road and South University Drive. This project consists of a 3,964 square foot commercial bank at the northeast corner of the property and the following site modifications:

1. The demolition of the existing Subway restaurant.
2. Construction of 1,435 square feet of new commercial space facing University Drive.
3. Parking and landscape improvements.
4. Drainage mitigation improvements.

The proposed site plan modification meets parking and landscape requirements. The proposed Commercial bank and site modifications can be considered compatible with the surrounding uses and the existing shopping center.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the April 27, 2010 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Crowley, to approve subject to the staff report and the following comments: 1) on the bank, out-parcel building, the applicant shall resubmit the plan with additional natural materials which can be selected by the applicant and be either stone, brick or other natural materials other than split-face block and it would be shown on the features of the building of which was highlighted on a drawing and left with the clerk and which was available for the applicant to review; 2) the applicant will review

adding a landscaped accent wall on the hard corner providing that it does not require them to obtain variances on easements; 3) that all remaining trees on the property would be protected during construction; and 4) that the applicant would review and attempt to remedy the driveway transition onto Griffin Road at the west entrance as it approaches the Griffin Road roadway. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes. **(Motion carried 5-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Planning Report

Application: SP 10-2-09/10-08/Davie Shopping Center
Original Report Date: 04/20/10

Revision: 04/29/10

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner

Name: PRISA II DAVIE SC, LLC
Address: 1541 Sunset Drive – Suite 300
City: Coral Gables, Florida 33143
Phone: (305)666-2140

Petitioner

Name: C. William Laystrom
Address: 1177 SE 3rd Avenue
City: Fort Lauderdale, Florida 33316
Phone: (954) 762-3400

Background Information

Application Request: Approval for a new commercial bank and site modifications

Address: 4701 South University Drive

Location: Generally located at the southwest corner of Griffin Road and South University Drive

Plan Map Designation: Commercial

Existing Zoning: B-2, Community Business District

Existing Use: Shopping Center

Parcel Size: 12.36 acres (538,526 square feet)

Proposed Use: Commercial Bank and existing shopping center

Surrounding Properties:

	Land Use Designation	Zoning District	Current Use
North	Recreation and Open Space	RS, Recreation and Open Space District	Griffin Road, C-11 Canal
South	Commercial	B-3, Planned Business Center District	The Atrium Center
East	Commercial	Griffin Corridor District,	University Drive,

		University Drive Node	Commercial
West	Commercial	B-2, Community Business District	Vacant

Zoning History

Related Zoning History: n/a

Previous Requests on same property:

Site Plan Application, this project was approved on November 2, 1977.

Plat Application, was approved on March 1, 1978.

Site Plan Modification Application, for a covered walkway in front of Publix, was approved on November 28, 1989.

Site Plan Modification Application (SP 2-6-04, Davie Shopping Center), a new façade renovation for the entire Shopping Center was approved on May 20, 2004.

Concurrent Requests on same property: n/a

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code, Article XII of the Land Development Code, Subdivisions and Site Plans.

Land Development Code (Section 12-24 (J)(4)), Community Business (B-2) District. The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9, this Planning Area is south of Griffin Road, generally north of Sterling Road and east of SW 76 Avenue and west of the Florida Turnpike, and this area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, policy 7-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan

map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Land Use Compatibility and Community Appearance, Policy 20-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 20-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The property is 12.36 acres in size and is located at the southwest corner of Griffin Road and South University Drive. This project consists of a 3,964 square foot commercial bank at the northeast corner of the property and the following site modifications:
 - a. The demolition of the existing Subway restaurant at the southeast corner of the property.
 - b. New 1,435 square foot commercial space, located on the southeast corner of the shopping center.
 - c. Parking and landscape improvements.
 - d. Drainage mitigation improvements.
2. *Architecture:* The architecture of the commercial bank reflects a modern minimalist design with aluminum awnings, prefabricated cornices, aluminum store front windows, walls with vertical and horizontal scoring lines, making a square pattern, and flat roofs. The finishes consist of insulated metal panels, and smooth stucco finish. The exterior is painted with tones of yellows and browns and tones of light and dark green as an accent color. The shopping center addition will match existing elevations and colors of the shopping center, consistent with the commercial bank.
3. *Access and Parking:* Vehicular access into the subject site is through two entrances from University Drive, including a new access for the commercial bank, while two existing entrances from Griffin Road shall remain. The site plan meets the code requirements by providing 28 parking spaces for the commercial bank (14 required) and 443 spaces for the existing shopping center and new addition (414 required).
4. *Lighting:* The lighting design for the commercial bank outparcel meets the minimum illumination standards of the code and is in compliance with the newly adopted "night sky" requirements. The site modifications to the existing shopping center are under the threshold for compliance of the night sky ordinance.

5. *Signage:* Signage is not part of this request, and all signs must meet code prior to the issuance of a building permit.
 6. *Landscaping:* The landscape plan meets requirements as indicated in the code. The landscape plan shows Live Oaks along University Drive, as well as Loblolly Bay along Griffin Road buffer areas.
 7. *Drainage:* Approval from Central Broward Drainage District (CBWCD) shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit. The petitioner had submitted to CBWCD and is currently under review (see attached letter).
 8. *Trails:* The Linear Park Trail is located across Griffin Road, along Orange Drive. This trail will accommodate pedestrian connection to and from the subject site and will also provide access numerous Davie sites and other trails.
 9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire. The applicant obtained concurrency determination from all Town departments.
 10. *Compatibility:* The proposed Commercial bank and site modifications can be considered compatible with the surrounding uses and the existing shopping center.
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Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. Provide natural materials such as stone on the building base and entrances on the bank.
2. Photometric plan shows up to 9 foot candles at parking areas, redistribute lighting to provide foot candles not higher than 3 to 4 foot candles throughout the proposed parking area.

Engineering Division:

1. Approval from Central Broward Water Control District shall be obtained for final site plan approval.
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Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at a vacant bay in the Davie Shopping Center located at 4607 South University Drive on December 2nd and 8th, 2009. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the B-2, Community Business District. The propose site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The use as a commercial bank and site modifications will be compatible with both the Comprehensive Plan and the Future Land Use Plan Map designation of Commercial.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the April 27, 2010 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Crowley, to approve subject to the staff report and the following comments: 1) on the bank, out-parcel building, the applicant shall resubmit the plan with additional natural materials which can be selected by the applicant and be either stone, brick or other natural materials other than split-face block and it would be shown on the features of the building of which was highlighted on a drawing and left with the clerk and which was available for the applicant to review; 2) the applicant will review adding a landscaped accent wall on the hard corner providing that it does not require them to obtain variances on easements; 3) that all remaining trees on the property would be protected during construction; and 4) that the applicant would review and attempt to remedy the driveway transition onto Griffin Road at the west entrance as it approaches the Griffin Road roadway. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes. **(Motion carried 5-0)**

Town Council Action

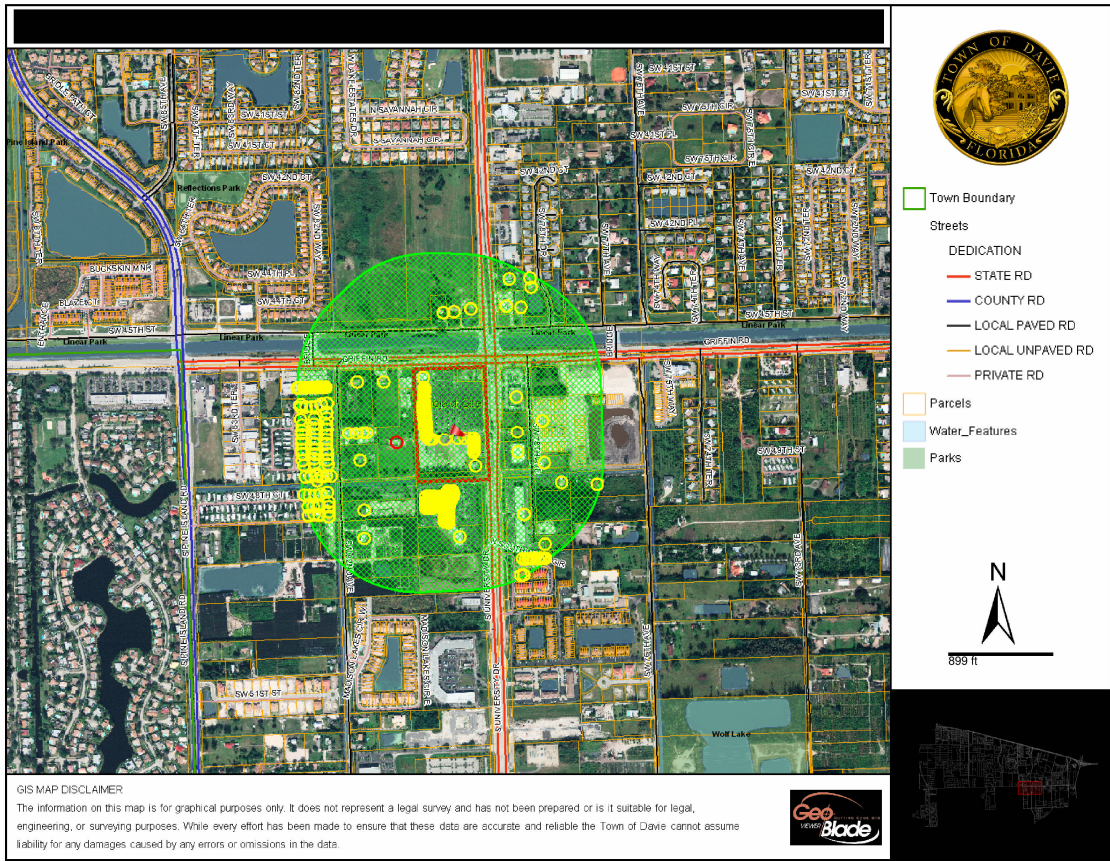
Exhibits

1. Mail-out Map
2. Mail-out
3. Public Participation Notice

4. Public Participation Sign-in Sheets
 5. Public Participation Report
 6. Applicant's Letter Regarding CBWCD
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
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Prepared by: _____
Reviewed by: _____

File Location: P&Z\Development Applications\Applications\SP_Site Plan\MSP_09\SP 10-2-09 Davie Shopping Center



NAME_LINE_	ADDRESS_LI	ADDRESS__1	SIT
4400 SOUTH INC	4400 S UNIVERSITY DR	DAVIE FL33328	
940 WEST 84TH STREET LLC &	215 N FEDERAL HWY	DANIA BEACH FL33004	
ATRIUM CENTRE LLC	4801 N UNIVERSITY DR #103	DAVIE FL33328	
BAILEY,VICTORIA ELIZABETH &	3104 WEBSTER ST	MOUNT RAINIER MD20712	
BATEMAN,GORDON K & BARBARA A	4341 SW 78 DR	DAVIE FL33328	
BATISTA,HAROLD J	7892 N SOUTHWOOD CIR	DAVIE FL33328	
BERRIGAN,NANCY	7951 S SOUTHWOOD CIR	DAVIE FL33328	
BOONE,SHAWNA A	7668 FOXCROFT LN	DAVIE FL33328	
BOOTH,JESSICA	7782 N SOUTHWOOD CIR	DAVIE FL33328	
BROWARD COUNTY	115 S ANDREWS AVE ROOM 326	FORT LAUDERDALE FL33301	
BRUNS,MARILYN D	8260 SW 44 CT	DAVIE FL33328	
CABALLERO,BARBARA	8250 SW 44TH CT	DAVIE FL33328	
CELINA POY-WING REV TR	4821 SW 76TH AVE	DAVIE FL33328	
CENTERLINE HOMES	825 CORAL RIDGE DR	CORAL SPRINGS FL33071	
CENTRAL BROWARD WATER CONTROL	8020 STIRLING ROAD	HOLLYWOOD FL33024	
CLAUSSEN,AMANDA A	7784 DEERCREEK CT	DAVIE FL33328	
COLONNADE AT UNIVERSITY LLC	5230 S UNIVERSITY DR #104	FORT LAUDERDALE FL33328	
COSNER,J C & LINDA D	4451 SW 77TH AVE	DAVIE FL33328	
DAVIE 210 OUTLOT LLC	1541 SUNSET DR #300	CORAL GABLES FL33143	
DAVIE HOLDINGS 100 LLC	18901 NE 29 AVE STE 100	AVENTURA FL33180	
DE LA CRUZ,BLANCA	7752 DEERCREEK CT	DAVIE FL33328	
ENEAS,RAYMOND & BROOK	7922 N SOUTHWOOD CIR	DAVIE FL33328	
ENGELMANN,ANDREW V 1/2 INT	7603 N SOUTHWOOD CIR	DAVIE FL33328	
FIFTH THIRD BANK	38 FOUNTAIN SQ PLZ #MD 10AT/	CINCINNATI OH45263	
FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD	FORT LAUDERDALE FL33309	
FONTANILLS,GAIL MANDZAK	4450 SW 82ND WAY	DAVIE FL33328	
GAMBA,JESUS M	7662 N SOUTHWOOD CIR	DAVIE FL33328	
GAO,HANG	7923 N SOUTHWOOD CIR	DAVIE FL33328	
GARCIA,SONIA E	7981 S SOUTHWOOD CIR	DAVIE FL33328	
GEIGER,NADJA E	7768 DEERCREEK CT	DAVIE FL33328	
GETEJANC,MARIJA	7633 N SOUTHWOOD CIR	DAVIE FL33328	
GOPMAN,RITA EVA &	1170 HARBOR CT	HOLLYWOOD FL33019	
GRIFFIN RD HOLDINGS LLC	798 W 84 ST	HIALEAH FL33014	
HERNANDEZ,ISRAEL 1/2 INT EA	7723 N SOUTHWOOD CIR	DAVIE FL33328	
HOLLAND,COREY L	7720 DEERCREEK CT	DAVIE FL33328	
INVEX CORP	8401 SW 19 ST	NORTH LAUDERDALE FL33068	
JACOBY,JASON W	4780 SUNDANCE WAY	DAVIE FL33328	
JDV PROPERTIES LLC	12391 PEMBROKE RD	PEMBROKE PINES FL33025	
KAUFMAN,JOANNE	7760 DEERCREEK CT	DAVIE FL33328	
KERV INVESTMENTS LLC	4690 S UNIVERSITY DR	DAVIE FL33328	
KIZIRIAN,NICHOLAS 1/2 INT	7722 N SOUTHWOOD CIR	DAVIE FL33328	
LEE,PEI-HAN	4768 SUNDANCE WAY	DAVIE FL33328	
LORENTE,JAVIER A 1/2 INT	7752 N SOUTHWOOD CIR	DAVIE FL33328	
MAC DONALD,SETH & ANDREA	200 BAYBERRY DR	PLANTATION FL33317	
MACDONALD,ANDREA	200 BAYBERRY DR	PLANTATION FL33317	
MALTESE,HARRY GASPER	7893 N SOUTHWOOD CIR	DAVIE FL33328	
MAR THOMA CHURCH OF	4230 SW 82 WAY	DAVIE FL33328	
MATIN,KHAIRUL & NAHID SULTANA	4480 SW 82 WAY	DAVIE FL33328	
MC MULLEN,DONNA	7862 N SOUTHWOOD CIR	DAVIE FL33328	
MCSHANE,SCOTT	7692 N SOUTHWOOD CIR	DAVIE FL33328	
MENA,CANDEE SUSI &	10031 SHADOW WOOD DR SE	HUNTSVILLE AL35803	

MODERN MOBILE HOME PARK	10440 GOLDEN EAGLE CT	DAVIE	FL33324
MORALES,CARLOS & MIRNA	4332 SW 78 DR	DAVIE	FL33314
MORALES,EDWIN & SHARON	4700 SW 78 AVE	DAVIE	FL33328
MURRAY,JAMES A	4311 SW 78 DR	DAVIE	FL33328
NAUGLE NURSERY INC	5001 SW 82ND AVE	DAVIE	FL33328
ORTOLAN,JUAN CARLOS	4798 SUNDANCE WAY	DAVIE	FL33328
OSCEOLA,JOE DAN & VIRGINIA	4431 SW 77 AVE	DAVIE	FL33328
PACARIEM,MARIA	4786 SUNDANCE WAY	DAVIE	FL33328
PALM HAVEN	10440 GOLDEN EAGLE CT	DAVIE	FL33324
PARKSIDE ESTATES ASSOC LTD	18851 NE 29 AVE FL 7	AVENTURA	FL33180
PELICAN SHOPS AT DAVIE LLC	1450 NW 87 AVE STE 210	DORAL	FL33172
PETER,CATHY A	357 N SEA LAKE LANE	PONTE VEDRA BEACH	FL32082
POINCIANA'S SOUTHWOOD INC	2421 SW 127 AVE	DAVIE	FL33325
POY-WING,CELINA	4841 SW 76TH AVE	DAVIE	FL33328
PRISA II DAVIE SC LLC	8 CAMPUS DR PAMG	PARSIPPANY	NJ07054
RAGUSA,SALVATORE &	7953 N SOUTHWOOD CIR	DAVIE	FL33328
RAITT,REBECCA T	4774 SUNDANCE WAY	DAVIE	FL33328
RAMIREZ,NANCY STELLA	4331 SW 78 DR	DAVIE	FL33314
ROSS,RICHARD &	4690 SW 78 AVE	DAVIE	FL33314
SADDLE BRIDGE OFFICE LLC	825 CORAL RIDGE DR	CORAL SPRING	FL33071
SADDLE UP TOWNHOMES ASSN INC	2045 SW 127 AVE	DAVIE	FL33325
SALINAS,HILDA &	4322 SW 78TH DR	DAVIE	FL33328
SANCHEZ,AIDA I	4321 SW 78 DR	DAVIE	FL33328
SIMMONS,SAMUEL	P O BOX 814206	HOLLYWOOD	FL33081
SNYDER,WILLIAM A & CHLOE K	7931 ORANGE DR	DAVIE	FL33328
SPIVAK,MERRILL M	4975 SW 76 AVE	DAVIE	FL33328
STRAMBU,TRAIAN & ANA	4460 SW 82 WAY	DAVIE	FL33328
SUAREZ,GEORGE E & ANNE E	7753 N SOUTHWOOD CIR	DAVIE	FL33328
SUCHER,JONATHAN & JENNIFER	4470 SW 82 WAY	DAVIE	FL33328
SUNSHINE GASOLINE DISTR INC	1650 NW 87 AVE	MIAMI	FL33172
SUTTON,ELLIOTT & SUTTON,IRVING	PO BOX 4900	SCOTTSDALE	AZ85261
TAGHIKHANI,MAJID	4748 LAKESIDE TER	DAVIE	FL33314
THORPE,RICKY V	7832 N SOUTHWOOD CIR	DAVIE	FL33328
UTVICH,CATHARINE	17 N VALENCIA DR	DAVIE	FL33324
WAL-MART STORES EAST LP	P O BOX 8050 MAILSTOP 0555	BENTONVILLE	AR72712
ZELL,STEPHANIE ANN	7863 N SOUTHWOOD CIR	DAVIE	FL33328
ZIADIE,MARGARET	8270 SW 44 CT	DAVIE	FL33328

Current Occupant	ADDRESS	ADDRESS_2	CITY	STAT	ZIP
Current Occupant	8250 SW 44 CT		DAVIE	FL	33328
Current Occupant	8260 SW 44 CT		DAVIE	FL	33328
Current Occupant	7851 SW 45 ST		DAVIE	FL	33328
Current Occupant	7911 SW 45 ST		DAVIE	FL	33328
Current Occupant	7921 SW 45 ST		DAVIE	FL	33328
Current Occupant	7931 SW 45 ST		DAVIE	FL	33328
Current Occupant	4821 SW 76 AVE		DAVIE	FL	33328
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Current Occupant	4690 SW 78 AVE		DAVIE	FL	33328
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Current Occupant	4600 SW 82 AVE		DAVIE	FL	33328
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Current Occupant	4740 SW 82 AVE	UNIT 3	DAVIE	FL	33328
Current Occupant	4740 SW 82 AVE	UNIT L	DAVIE	FL	33328
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Current Occupant	4791 SW 82 AVE	UNIT 30	DAVIE	FL	33328
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Current Occupant	4791 SW 82 AVE	UNIT 34	DAVIE	FL	33328
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Current Occupant	4791 SW 82 AVE	UNIT 60	DAVIE	FL	33328

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Current Occupant	8250 GRIFFIN RD		DAVIE	FL	33328
Current Occupant	4800 S PINE ISLAND RD	UNIT 23	DAVIE	FL	33328
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Current Occupant	4800 S PINE ISLAND RD	UNIT 58	DAVIE	FL	33328
Current Occupant	7603 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7633 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7663 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7693 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7722 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7723 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7752 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7753 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7782 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7832 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7833 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7862 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7863 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7892 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7893 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7922 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7923 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7952 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	7953 N SOUTHWOOD CIR		DAVIE	FL	33328
Current Occupant	4352 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4400 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4450 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4599 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4601 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4603 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4607 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4610 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4610 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4611 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4613 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4617 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4621 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4623 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4627 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4631 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4633 UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4637 S UNIVERSITY DR	UNIT 16	DAVIE	FL	33328
Current Occupant	4641 S UNIVERSITY DR	UNIT 23	DAVIE	FL	33328
Current Occupant	4643 S UNIVERSITY DR	UNIT 14	DAVIE	FL	33328
Current Occupant	4643 S UNIVERSITY DR	UNIT 22	DAVIE	FL	33328
Current Occupant	4647 S UNIVERSITY DR	UNIT 13	DAVIE	FL	33328
Current Occupant	4651 S UNIVERSITY DR	UNIT 12	DAVIE	FL	33328
Current Occupant	4653 S UNIVERSITY DR	UNIT 11	DAVIE	FL	33328
Current Occupant	4657 S UNIVERSITY DR	UNIT B 10	DAVIE	FL	33328
Current Occupant	4657 S UNIVERSITY DR	UNIT B 18	DAVIE	FL	33328
Current Occupant	4661 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4663 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	4667 S UNIVERSITY DR		DAVIE	FL	33328

[illegible]

[illegible]

[illegible]

Current Occupant	4801 S UNIVERSITY DR	UNIT 209	DAVIE	FL	33328
Current Occupant	4801 S UNIVERSITY DR	UNIT 2060	DAVIE	FL	33328
Current Occupant	4801 S UNIVERSITY DR	UNIT 136	DAVIE	FL	33328
Current Occupant	4801 S UNIVERSITY DR	UNIT 107	DAVIE	FL	33328
Current Occupant	4801 S UNIVERSITY DR	UNIT 2000	DAVIE	FL	33328
Current Occupant	4803 S UNIVERSITY DR		DAVIE	FL	33328

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OF COUNSEL
WILLIAM S. CROSS, P.A.

November 23, 2009

Re: Davie Shopping Center
Site Plan Modification

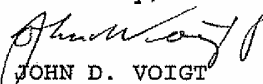
Dear Neighbor:

We would like to invite you to a neighborhood meeting to discuss the proposed Site Plan Modification for the Davie Shopping Center that is being redeveloped and modernized. The shopping center is located on the southwest corner of Griffin Road and University Drive. A Site Plan Application has been submitted to the Town of Davie for approval. The proposed changes include the construction of a TD Bank in the shopping center parking lot, as well as upgrades to the parking and landscaping.

You are invited to two public meetings that will be held at 4607 S. University Drive, which is a space located within the Davie Shopping Center. The first meeting will be held on Thursday, December 3, 2009, at 7:00 p.m., and the second meeting will be held on Tuesday, December 8, 2009, also at 7:00 p.m. We expect our presentation to take approximately 10 minutes and we will reserve plenty of time afterward to answer any questions that you may have.

Please note that if you cannot attend either of these meetings, you can still contact me regarding any questions, comments, or concerns you have at the above-listed address and telephone number. You may also contact me at my e-mail address of jdvoigt@aol.com at any time. We look forward to seeing you there.

Sincerely,


JOHN D. VOIGT
For the Firm

PLEASE NOTE THAT MEMBERS OF THE TOWN COUNCIL MAY BE PRESENT.

cc: Town of Davie

SUMMARY OF
PUBLIC PARTICIPATION MEETINGS

December 15, 2009

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: Citizen Participation Plan for: Davie Shopping Center/TD Bank
Project Number: SP 10-2-09

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, the applicant conducted two public participation meetings regarding the proposed site plan modification. Utilizing the two mailing lists provided by the Town of Davie, the applicant notified all property owners and mailing addresses within the required area of the two public participation meetings to be held at a vacant bay in the Davie Shopping Center located at the southwest corner of Griffin Road and University Drive. The address of the subject bay was 4607 S. University Drive.

The first meeting was held on Thursday, December 2, 2009, at 7:00 p.m., and the second meeting was held on Tuesday, December 8, 2009, also at 7:00 p.m. Attached are the original sign-in sheets for both meetings.

At the meeting of Thursday, December 2, 2009, several individuals attended the meeting, most of whom were tenants in the shopping center. The owner of the property immediately to the west also attended as did the property manager for the shopping center immediately to the south. In addition to those signing the sheet and attending the meeting, there were two ladies who walked over from the bay next door which is a Mary Kay Cosmetics training center. They asked questions as to what we were doing and were interested to hear about the proposed upgrades to the shopping center. Although they did not attend the actual presentation, they did voice their support for any new tenants and upgrades that would bring more customers to the shopping center.

The existing tenants in the shopping center were curious as to what was happening and were concerned that no new berm or landscaping obscure visibility of their stores or their signage. They were also questioning how much disruption would occur during the actual construction and demolition process, but all seemed to welcome the addition of the TD Bank and any modernization to the shopping center. The owner of the Subway restaurant, which is to be demolished, was curious as to the time schedule since Subway must vacate. Apparently sometime during February, 2010, Subway will move to a location across University Drive to the east. The owner was assured that no demolition would occur prior to that date.

The owner of the property to the west also voiced his support for the project and his desire to work in a cooperative fashion with the owners of Davie Shopping Center. He also expressed a desire to have an internal connection between the two properties for both vehicular and pedestrian traffic.

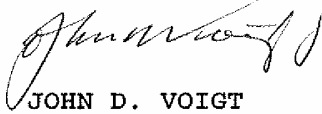
The property manager of the center to the south was pleased to know that a new entrance would be erected and that the two shopping centers would have an internal traffic connection. Copies of relevant portions of the site plan were provided to the property manager to show the owners so that there would be coordination of the construction effort and the planned relocation of that property's monument sign. No other issues were raised at the first meeting.

At the second public participation meeting held on Tuesday, December 8, 2009, the only member of the public attending was the manager of the Midas Automotive located on the east side of University Drive and across the street from the shopping center. He indicated that he was in favor of any upgrades to the shopping center and of any new tenants, such as the bank, that would bring more customers and vehicles to the area. No other issues were raised at the second public participation meeting.

On behalf of the applicant, we believe that the above information fulfills the requirements of the public participation ordinance concerning this site plan application process. Please contact me

should you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "John D. Voigt".

JOHN D. VOIGT
Doumar, Allsworth, Laystrom,
Voigt, Wachs, Mac Iver & Adair
1177 S.E. 3rd Avenue
Fort Lauderdale, Florida 33316
Telephone: (954) 762-3400
Facsimile: (954) 468-1469

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING I.

THURSDAY, DEC. 2, 2009

(Date)

NAME	ADDRESS	PHONE
WERNER Vaughan	111 NE 44 th St. Oakland Park, FL. (954)	771-7440
John Voigt	Atty for Applicant	
- see attached list -		

Please note that two representatives from the Mary Kay Cosmetics Training Center next door to where the meeting was held did come over and ask the applicant questions and did not voice any objections, but did not sign in or actually attend the meeting.

John Voigt

John Laurence - 834

Thomas Furciello Tommy

Joseph Cosner

Tom Laubenthal

MOBINA JAMIL.

PEGGY GRANT
PROPERTY MANAGER
ATRIUM CENTRE

Dr Elias Goldstein
1st Choice Healthcare

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II.

TUESDAY, DEC. 8, 2008

(Date)

NAME	ADDRESS	PHONE
JOHN VOIGT, ATT'Y FOR APPLICANT		
WERNER VAUGHAN	111 NE 44th ST. OAKLAND PARK, FL 33334	(954) 771-7444
Cris VAZQUEZ	4680 S. UNIVERSITY DR. DAVENPORT, FL 33928	305 778-5111
Liliana Varela.	LAC Landscape Architects Collaborative	
Jeff Satt	1541 Sunset Dr.	954-927-195
		305-666-2140

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OF COUNSEL
WILLIAM S. CROSS, P.A.

Re: Davie Shopping Center
TD Bank Site Plan and Variance Applications

Re: Central Broward Water Control District

Please accept this letter as confirmation that a preliminary design of the site plan depicting the variances has been submitted to the Central Broward Water Control District for preliminary view and approval. The applicant is in ongoing discussions with the district.



